Project - Wal Serenia 92
Promoter - M/s Wal Developments Pvt. Ltd.

Hearing brief for project registration u/s 4

S.No	Particulars	Details		
1.	**Name of the project**	Wal Serenia 92		
2.	**Name of the promoter**	M/s Wal Developments Pvt. Ltd.		
3.	**About the promoter**	M/s WAL Developments Private Limited is an unlisted private company incorporated on 08 April 2022 under the Companies Act, 2013, having CIN U45309HR2022PTC102699 and its registered office in Gurugram, Haryana. The company is engaged in the business of real estate development and construction of residential and commercial projects. It is an active company registered with the Registrar of Companies, Delhi. As per the latest available records, the authorized share capital is ₹6.00 crore and the paid-up share capital is ₹6.00 crore. The company is presently managed by Mr. Shikhar Yadav and Mr. Yashpal Yadav, who are serving as its directors.		
4.	**Nature of the project**	Retirement Housing		
5.	**Location of the project**	Sector- 92, Gurugram		
6.	**Legal capacity to act as a promoter**	Collaborator		
7.	**Name of license holder**	B1 Warehousing LLP		
8.	**Status of project**	New		
9.	**Whether registration applied for whole/phase**	Phase		
	No. of phases	Total phase 2 (Phase 1: 4.073 acres and phase 2: 0.502 acres)		
	Applied phase for registration	Phase 1		
10.	**Completion date as mentioned in REP-II**	OC: 15.01.2031 CC: 15.02.2031		
11.	**Online application ID**	RERA-GRG-PROJ-2249-2026		
12.	**License no.**	30 of 2026 dated 17.02.2026	valid up to 16.02.2031	
The Department of Town and Country Planning, Haryana granted License No. 30 of 2026 dated 17.02.2026 to B1 Warehousing LLP, in collaboration with M/s Wal Developments Private Limited, for development of the aforesaid Retirement Housing Colony over land measuring 4.575 acres, after migration from the Affordable Group Housing Colony covered under License No. 77 of 2024 dated 10.07.2024, situated in the revenue estate of Dhorka, Sector-92, Gurugram.				
13.	**Total licensed area**	4.575 Acres	**Area to be registered**	4.073 Acres (Phase 1)
14.	**QPR Compliances (For Earlier registered**	QPR not uploaded		

	project RC no. 41 of 2025)	
15.	**4(2)(l)(D) Compliances (For RC no. 41 of 2025)**	Not applicable
16.	**4(2)(l)(C) Compliances (For RC no. 41 of 2025)**	09.07.2029
17.	**Status of change of bank account (if applicable)**	Not applicable
18.	**Details of proceedings pending against the project**	Not applicable
19.	**RC Conditions Compliances**	Not applicable
20.	**Number of towers**	Tower: 1, 2 & Commercial Shops
21.	**Number of Floors**	Ground + 26th Floors & 2 Basements
22.	**Number of units**	Residential units: 416 Commercial units: 53
23.	**Unit types**	1 BHK, 2 BHK + Service Person unit & 3 BHK
24.	**Units carpet area (Range)**	Residential: 448.42 – 811.81 Sq. ft. Commercial: 242.19 – 2278 94 Sq. ft.
25.	**Total Project cost**	Rs 422.19 Cr.
26.	**Expenditure Incurred**	Rs 38.43 Cr.
27.	**Expenditure to be incurred**	Rs 383.76 Cr.
28.	**Construction cost per Sq.ft.**	Construction cost of Residential: Rs 3476.40 per Sq. ft. Construction cost of commercial: Rs 1888.79 per Sq. ft.

29. Statutory approvals either applied for or obtained prior to registration

S. No	Particulars	Date of approval	Validity up to
i)	**License Approval**	30 of 2026 dated 17.02.2026	16.02.2031
ii)	**Building plan approval**	ZP-2320/SD(RD)/2026/22411 dated 25.06.2026	24.06.2031
iii)	**Zoning plan approval**	Drg. No DTCP- 11902 dated 18.02.2026	-
iv)	**Phasing Plan approval**	Drg. No DTCP/ 12188 dated 18.05.2026	
v)	**Environmental Clearance**	**Not submitted** (applied on 29.06.2026)	-
vi)	**Fire scheme approval**	**Not submitted** (applied on 10.07.2026)	-
vii)	**Airport height clearance**	NOC ID: OFFCHK/NORTH/B/010826/2333687 dated 13.01.2026	-

			(Corrected copy not submitted)	
	viii)	**Service plan and estimate approval**	**Not submitted** (pending in HSVP 10.07.2026)	-
	ix)	**Electrification plan**	Memo No. Ch-37/OLNC-HT/GGM-I/EP-522 dated 16.01.2026	-

30.	**Fee details**	
	Registration fee	Residential: 37905.77 x 2.40 x 10= Rs 9,09,738/- Commercial: 1775 x 2.40 x 20= Rs 85,200/- Total: Rs 9,94,938/-
	Processing fee	39680.77 x 10 = Rs 3,96,808/-
	Late fee	N/A
	Total	Rs 13,91,746/-
31.	**RTGS/ DD amount**	Rs 1,65,000/- Rs 11,00,000/- Rs 1,26,750/- Total: Rs 13,91,750/-
	RTGS/ DD no. and date	000182 dated 24.06.2026 000184 dated 24.06.2026 000194 dated 17.07.2026
	Name of the bank issuing	HDFC Bank
	Deficient amount	Nil
32.	**File Status**	**Date**
	File received on	30.06.2026
	Additional documents	10.07.2026 (Consents of allottees)
	First notice Sent on	16.07.2026
	1st hearing on	27.07.2026
	1st Reply received on	22.07.2026

33. Case History: -

The Promoter M/s Wal Developments Pvt. Ltd. who is a collaborator along with license holder namely M/s B1 Warehousing LLP. applied for the registration of real estate Retirement Housing under Policy dated 04.11.2024 namely "Wal Serenia 92" located at Sector 92, Gurugram under Section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 113565 dated 30.06.2026 and RPIN-1075. The Temp I.D. of REP – I (Part A-H) is RERA-GRG-PROJ-2249-2026.

The application for registration of Rretirement Housing under policy dated 04.11.2024 project was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1075 dated 16.07.2026 was issued to the promoter with an opportunity of being heard on 27.07.2026.

The Department of Town and Country Planning, Haryana granted License No. 30 of 2026 dated 17.02.2026 to B1 Warehousing LLP, in collaboration with M/s Wal

Developments Private Limited, for development of the aforesaid Retirement Housing Colony over land measuring 4.575 acres, after migration from the Affordable Group Housing Colony covered under License No. 77 of 2024 dated 10.07.2024, situated in the revenue estate of Dhorka, Sector-92, Gurugram. (Area of migrated license - 4.575 acres)

As per the records of the Authority, it is found that the project namely "Verde 92", developed by M/s Wal Developments Pvt. Ltd. under License No. 77 of 2024 dated 10.07.2024, had already been registered with the Authority vide Registration Certificate No. 41 of 2025 dated 01.05.2025, valid up to 09.07.2029, over an area measuring 4.575 acres (43,693.83949 sq. m.).

Subsequent to the migration of the licence from License No. 77 of 2024 to License No. 30 of 2026, the Department of Town and Country Planning, Haryana approved the Demarcation-cum-Zoning Plan vide Drawing No. DTCP- 11902 dated 18.02.2026 and the Phasing Plan vide Drawing No. DTCP- 12188 dated 18.05.2026, comprising Phase 1 for an area admeasuring 4.073 acres and Phase 2 for an area admeasuring 0.502 acres.

Thereafter, the Department approved the Building Plans for Phase 1, having area admeasuring 4.073 acres, vide Memo No. ZP-2320/SD(RD)/2026/22411 dated 25.06.2026, wherein Phase 2, measuring 0.502 acres, has been earmarked as "Future Development."

Accordingly, the promoter has now applied to the Haryana Real Estate Regulatory Authority, Gurugram for registration of Phase 1 of the project namely "Wal Serenia 92" over an area measuring 4.073 acres for the license no 30 of 2026. However, the same area is already registered with the Authority vide RC no. 41 of 2025 dated 01.05.2025.

It is further informed that, in terms of Section 14(2)(ii) of the Real Estate (Regulation and Development) Act, 2016, any alteration or addition to the sanctioned plan of a project requires the prior written consent of at least two-thirds of the allottees.

As per the information furnished by the promoter, 21 out of 105 commercial units in the earlier registered project, namely "Verde 92," had been sold to allottees as on the date of submission of the application, i.e., 30.06.2026. The promoter has further submitted the written consent of all 21 commercial allottees, wherein they have given consent regarding the migration of the project from the Affordable Group Housing Colony under License No. 77 of 2024 dated 10.07.2024 to the Retirement Housing Colony under the Policy dated 04.11.2024 by issuing License No. 30 of 2026 dated 17.02.2026. However, the promoter has not furnished any information regarding whether any residential units have been sold.

A public notice dated 12.07.2026 inviting objections till 24.07.2026 with respect to consideration of present application was published in The Sunday Tribune (English), Sunday Times (English) and Nav Bharat Times (Hindi). No objection with respect to the same has been received in the Authority.

status of the documents after scrutiny of the reply dated 22.07.2026 is mentioned below:

34.	**Present compliance status as on 27.07.2026 of deficient documents conveyed in last hearing dated 16.07.2026**	1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. **Status: Not submitted** 2. Online DPI needs to be corrected. **Status: Not submitted** 3. Deficit fee of Rs 1,26,746/- needs to be submitted. **Status: Submitted Rs 1,26,746/- vide DD no. 000194 dated 17.07.2026.** 4. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the state, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules 2017 in the format provided under annexure "C" of Rules 2017 need to be submitted. **Status: Submitted, but needs to be revised.** 5. It is noted that License No. 30 of 2026 dated 17.02.2026 has been granted for the development of a Retirement Housing Colony upon migration from License No. 77 of 2024 dated 10.07.2024, which had been granted for the development of an Affordable Group Housing Colony, under which the project was already registered with the Authority vide Registration Certificate No. 41 of 2025 dated 01.05.2025. Accordingly, the promoter shall submit an affidavit from the Managing Director of the promoter company clarifying the status of development works, advertisement, marketing, booking and sale undertaken under the earlier licence i.e., 77 of 2024 dated 10.07.2024, along with details of sold and unsold inventory (Residential & Commercial), including Allottee-wise particulars of sold units (name of allottee, unit no/tower number, sale value, amount received and balance receivable), and the present status of development works at the project site. **Status: An affidavit has been submitted by the Director stating that no development work, marketing, advertisement, or promotional activities have been undertaken in respect of the project. Further, with regard to the management quota residential flats, the promoter has stated that neither any flats have been sold nor any bookings have been accepted under the said license. However, in respect of the commercial**

		shops, the promoter has issued 21 allotment letters, the details of which have been submitted. 6. The promoter has submitted the consent of allottees under Section 14(2)(ii) of the Act, 2016. However, a duly notarized affidavit from the Managing Director of the promoter company affirming that the consent of at least 2/3rd of the existing allottees submitted before the Authority is genuine and original is required to be submitted. **Status: An affidavit has been submitted by the Director.** 7. The promoter shall submit an affidavit duly signed by the Managing Director of the company affirming that there are no pending or unsettled claims of any allottee in respect of the project earlier registered with the Authority in the name of "Verde 92". **Status: An affidavit has been submitted by the Director stating that there are no pending or unsettled claims of any allottee in respect of the project earlier registered with the Authority in the name of "Verde 92".** 8. It is observed that, in the present application, the Development Agreement/Supplementary Agreement executed between the promoter and the landowners provides for a revenue-sharing arrangement. Therefore, the promoter is required to clarify the revenue-sharing arrangement, including the mode of distribution and the stage or timeline at which the revenue shall be shared in accordance with the terms of the agreement. Revenue sharing shall be as per the provisions of the Act **Status: The promoter has submitted a Third Supplemental Development Agreement, which is unregistered, wherein the revenue-sharing ratio has been revised to 15:85. However, as per the earlier agreements, the revenue-sharing ratio was 40:60.** 9. Copy of Mutation duly certified by revenue officer not more than 6 months prior to the date of application needs to be submitted. **Status: Submitted** 10. Land title search report by an Advocate certified on the latest date incorporating the bar enrolment number needs to be submitted. **Status: Submitted** 11. It is noted that the Airport Height Clearance approval submitted by the promoter does not cover Khasra No. 25. Accordingly, the promoter is directed to clarify the same and submit the correct Airport

		Height Clearance approval issued by the concerned department. **Status: NOC application dated 21.07.2026 submitted regarding correction of the khasra no.** 12. Copy of fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted **Status: Not submitted, applied on 10.07.2026.** 13. Copy of approved service estimates and plans along with sanction letter from DTCP, needs to be submitted. If applied, then copy of the same needs to be submitted. **Status: Not submitted, pending in HSVP 10.07.2026.** 14. Environment Clearance approval needs to be submitted, if applied copy of the same needs to be submitted. **Status: Not submitted. The promoter applied on 29.06.2026. The promoter has submitted an affidavit from the Director undertaking to submit the same within six months from the date of issuance of the Registration Certificate.** 15. Approved sections on A1 size sheet needs to be submitted. **Status: Submitted** 16. Road access permission needs to be submitted. **Status: Submitted, provisional road access from sector 92 sector road.** 17. PERT chart specifying date of completion needs to be submitted. **Status: Not submitted** 18. Revised draft application form, allotment letter, builder buyer agreement, conveyance deed, and payment plan need to be submitted. **Status: Not submitted** 19. Mining permission needs to be submitted. **Status: Not submitted, the promoter has stated that the Mining Permission will be obtained after the Environmental Clearance is granted.** 20. The revised REP-II needs to be submitted after including the OC and CC dates for the applied project. **Status: Submitted** 21. Project photos of the current applied phase of the site needs to be submitted. **Status: Submitted** 22. Cost of the land amounts to Rs 7875 lakhs needs to be clarified according to the area applied for the registration is 4.073 acres. Additionally, an Affidavit

		outlining the compliance of 4(2)(l)(D) with landowners needs to be submitted. **Status: Submitted but cost of the land and Affidavit outlining the compliance of 4(2)(l)(D) with landowners needs to be clarified.** 23. Details of any other cost amounts to Rs 1265.35 lakhs and details of financial resources, amounts to Rs 600 lakhs from equity, Rs 4490 lakhs from loan from banks/financial institution and Rs 11146.69 lakhs from loan from others mentioned in DPI needs to be submitted. **Status: Submitted** 24. REP II dated 18.06.2026 needs to be revised. Original non-encumbrance/encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted. Charge form needs to be submitted. **Status: Submitted but Original non-encumbrance/encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted.** 25. Following Original CA Certificate needs to be submitted: CA Certificate of net worth of promoter on latest date, CA Certificate of financial and inventory details, CA Certificate of REP- 1 (A-H), Revised CA Certificate of expenditure incurred and to be incurred dated 27.06.2026. **Status: Submitted** 26. Independent Auditors Report for the financial year 2024-25 and 2022-23 needs to be submitted. **Status: Submitted** 27. Project report needs to be revised. Quarterly estimated expenditure, quarterly source of funds and quarterly net cash flow statement needs to be revised as financial details do not match with DPI. needs to be submitted. **Status: Submitted but quarterly estimated expenditure, quarterly source of funds and quarterly net cash flow statement needs to be revised as financial details do not match with DPI. needs to be submitted.** 28. Loan sanction agreement needs to be revised. NOC from lender needs to be submitted. **Status: Submitted** 29. Bank Undertaking dated 30.06.2026 needs to be revised. **Status: Submitted** 30. Schedule and Challan of EDC & IDC paid for the project needs to be submitted. Board resolution duly

		acknowledged for operation of bank account as per RERA Regulation 2016 along with KYC of all authorized signatories to operate the bank account needs to be submitted. **Status: Submitted** **31.** KYC of Real Estate Agent and Background and experience of work of the promoter needs to be submitted. **Status: Submitted**
35.	**Remarks**	1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded mentioned above needs to be submitted in PDF format of size less than 5 mb each. 2. Online DPI needs to be corrected. 3. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the state, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules 2017 in the format provided under annexure "C" of Rules 2017 need to be submitted. **Status: Submitted, but needs to be revised.** 4. It is observed that, in the present application, the Development Agreement/Supplementary Agreement executed between the promoter and the landowners provides for a revenue-sharing arrangement. Therefore, the promoter is required to clarify the revenue-sharing arrangement, including the mode of distribution and the stage or timeline at which the revenue shall be shared in accordance with the terms of the agreement. Revenue sharing shall be as per the provisions of the Act **Status: The promoter has submitted a Third Supplemental Development Agreement, which is unregistered, wherein the revenue-sharing ratio has been revised to 15:85. However, as per the earlier agreements, the revenue-sharing ratio was 40:60.** 5. It is noted that the Airport Height Clearance approval submitted by the promoter does not cover Khasra No. 25. Accordingly, the promoter is directed to clarify the same and submit the correct Airport Height Clearance approval issued by the concerned department. **Status: NOC application dated 21.07.2026 submitted regarding correction of the khasra no.**

		6. Copy of fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted **Status: Not submitted, applied on 10.07.2026.** 7. Copy of approved service estimates and plans along with sanction letter from DTCP, needs to be submitted. If applied, then copy of the same needs to be submitted. **Status: Not submitted, pending in HSVP 10.07.2026.** 8. Environment Clearance approval needs to be submitted, if applied copy of the same needs to be submitted. **Status: Not submitted. The promoter applied on 29.06.2026. The promoter has submitted an affidavit from the Director undertaking to submit the same within six months from the date of issuance of the Registration Certificate.** 9. PERT chart specifying date of completion needs to be submitted. 10. Revised draft application form, allotment letter, builder buyer agreement, conveyance deed, and payment plan need to be submitted. 11. Mining permission needs to be submitted. **Status: Not submitted, the promoter has stated that the Mining Permission will be obtained after the Environmental Clearance is granted.** 12. Cost of the land amounts to Rs 7875 lakhs needs to be clarified according to the area applied for the registration is 4.073 acres. Additionally, an Affidavit outlining the compliance of 4(2)(l)(D) with landowners needs to be submitted. **Status: Submitted but cost of the land and Affidavit outlining the compliance of 4(2)(l)(D) with landowners needs to be clarified.** 13. REP II dated 18.06.2026 needs to be revised. Original non-encumbrance/encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted. Charge form needs to be submitted. **Status: Submitted but Original non-encumbrance/encumbrance certificate not below the rank of tehsildar certified on latest date needs to be submitted.** 14. Project report needs to be revised. Quarterly estimated expenditure, quarterly source of funds and quarterly net cash flow statement needs to be revised as financial details do not match with DPI. needs to be submitted.

		Status: Submitted but quarterly estimated expenditure, quarterly source of funds and quarterly net cash flow statement needs to be revised as financial details do not match with DPI. needs to be submitted.

Recommendation: The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 are found to be in order except correction in A to H, corrections in online DPI, Approved Fire Scheme, Approved Service Plan & Estimates, Environment Clearence and documents mentioned at S. No. 35.

Meanwhile, the promoter shall submit two separate BG/DD amounting to Rs. 25 lakhs each as a security amount for submission of Fire Scheme approval, approved service plans and estimates within 4 months and Environment Clearence within 6 months from the grant of registration.

It is recommended that the Authority may consider the grant of registration subject to the submission of above deficit documents mentioned at S. No. 35.

Ashish Dubey — Deepika

(Ashish Dubey)
Chartered Accountant

(Deepika)
Planning Executive

Day and Date of hearing	Monday and 27.07.2026
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 27.07.2026

Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project. Sh. Shikhar Yadav (Director), Sh. Vikram Singh (AR), Ankit Jain (AR) and Sh. Pankaj Kataria (AR) are present on behalf of the promoter.

The Director of the promoter company states that the present application dated 30.06.2026 was filed under Section 4 of the Real Estate (Regulation and Development) Act, 2016 for the registration of Phase-I of the Retirement Housing Project, namely "Wal Serenia 92," situated in Sector-92, Gurugram, over an area measuring 4.073 acres, comprising two residential towers and commercial shops. The Director of the promoter company further states that the reply in respect of the deficiency regarding the revised affidavit relating to litigation on the applied land, duly signed by the Managing Director, registered Third Supplemental Agreement along with other required documents was submitted on 24.07.2026.

Further states that, as on date of application, i.e., 30.06.2026, 21 out of 105 commercial units in the earlier registered project, "Verde 92," had been allotted. In compliance with Section 14(2)(ii) of the Real Estate (Regulation and Development) Act, 2016, the promoter has submitted the written consent of all 21 commercial allottees for the migration of the project from the Affordable Group Housing Colony under License No. 77 of 2024 dated 10.07.2024 to the Retirement Housing Colony under the Policy dated 04.11.2024, by issuing License No. 30 of 2026 dated 17.02.2026. The consent letters further provide that each such allottee shall be allotted a commercial unit having the same carpet area in the proposed Retirement Housing Project as was originally allotted in the earlier registered project. Further, with regard to the management quota residential flats, the promoter has filed an

affidavit affirming that neither any flats have been sold nor any bookings have been accepted under the earlier license. The Director of the promoter company states that a duly notarized affidavit has also been furnished affirming that there are no pending or unsettled claims of any allottee in respect of the project earlier registered with the authority in the name of "Verde 92".

Further, the Director of the promoter company states that the migration is undertaken due to the delay in conducting the draw of units in Affordable Group Housing Colony, as the draw was required to be conducted by the Department of Town and Country Planning. However, owing to internal issues within the DTCP, the draw could not be conducted for more than a year. Consequently, the project lost its commercial viability, and the promoter company decided to migrate the license No. 77 of 2024 dated 10.07.2024 from the Affordable Group Housing Colony to a Retirement Housing Colony under the Policy dated 04.11.2024 by issuing License No. 30 of 2026 dated 17.02.2026. The Director further states that no construction activity has been commenced in accordance with the approved building plans of the Affordable Group Housing Colony prior to such migration.

The Director of the promoter further submits that presently, the Fire Scheme Approval, Approved Service plans and Estimates and Environment Clearence are under process and the said approvals have not yet been obtained as on date. Further, the Director of the promoter undertakes to obtain and submit:

i. Fire Scheme Approval and Approved Service Plans and Estimates within 4 months from the date of grant of registration; and

ii. Environment Clearence within 6 months from the date of grant of registration.

Further, he undertakes to submit two Demand Drafts/Bank Guarantees amounting to Rs 25 lakhs each as security deposits for timely submission of the Fire Scheme Approval and Environmental clearance. It is also expressly undertaken that, in the event of failure to obtain and submit the aforesaid approvals within the stipulated timeframes, the said security amount(s) shall be liable to be forfeited by the Authority. Further, the promoter requests that the security deposit inadvertently furnished at the time of registration of the project "Verde 92" towards compliance with the requirement of submitting the Approved Service Plans and Estimates be adjusted against the present requirement instead of furnishing fresh Demand Drafts/Bank Guarantees.

The Authority has considered the request of the promoter and permits adjustment of the security deposit already furnished at the time of registration of the project "Verde 92" towards compliance with the requirement of submitting the Approved Service Plans and Estimates within the stipulated period of four months from the date of grant of the Registration Certificate. The Authority has also taken note of the submissions made by the Director of the promoter company regarding the non-availability of the remaining statutory approvals as on date. Accordingly, in the interest of regulatory compliance, the promoter is directed to submit two separate Demand Drafts/Bank Guarantees, each amounting to Rs 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority as security amounts for the timely submission of the following approvals:

i. Fire Scheme Approval within 4 months from the date of grant of registration; and

ii. Environment Clearence within 6 months from the date of grant of registration.

In the event of non-submission of any of the Fire Scheme Approval, Approved Service Plans & Estimates and Environment Clearence within the prescribed time frames, the corresponding security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder. Further, the promoter shall submit the mining permission before start of construction at site. A condition to the above effect shall also be incorporated in the Registration Certificate.

Approved as proposed subject to rectification of deficiencies mentioned above at S. No. 35.

The earlier registration bearing RC No. 41 of 2025 is hereby superseded for the following reasons : (i) the migration of the project from the Affordable Group Housing Colony under License No. 77 of 2024 dated 10.07.2024 to License No. 30 of 2026 dated 17.02.2026 for the Retirement Housing Colony as per Policy dated 04.11.2024 & (ii) the settlement of the claims of the earlier allottees by the promoter company, with an undertaking that the same carpet area of commercial shops shall be allotted to such allottees in the present project.

This is without prejudice to the rights of the allottees of the project under section 18 of the Real Estate (Regulation and Development) Act, 2016.

The Registration Certificate shall be issued after submission of corrections in A-H form, Online DPI, along with the remaining deficiencies mentioned at S. No. 35 and submission of two DD's of Rs 25 lakhs each for submission of Fire Scheme approval and Environment Clearence within the timeframe mentioned above.

(Arun Kumar)
Chairman, HARERA